

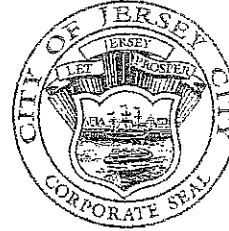
# Resolution of the City of Jersey City, N.J.

City Clerk File No. Res. 15.497

Agenda No. 10.A

Approved: JUL 01 2015

TITLE:



## RESOLUTION APPOINTING COUNCIL MEMBER ROLANDO R. LAVARRO, JR. AS COUNCIL PRESIDENT

COUNCIL AS A WHOLE,  
resolution:

offered and moved adoption of the following

**WHEREAS**, the Jersey City Code provides in §3-4(A) that the Council shall elect a President;  
and

**WHEREAS**, the Jersey City Municipal Code provides in §3-4(A) that the term of the office of  
the Council President shall be for a term of two (2) years; and

**WHEREAS**, Councilmember Rolando R. Lavarro, Jr. is hereby elected to the office of  
Council President.

**NOW, THEREFORE, BE IT RESOLVED** by the Municipal Council of the City of Jersey  
City that: Councilmember Rolando R. Lavarro, Jr. is hereby elected and appointed as Council  
President and shall serve for a two (2) year term as provided in §3-4(A) of the Jersey City Code.

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Business Administrator

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED 8-0

RECORD OF COUNCIL VOTE ON FINAL PASSAGE 7.1.15											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted at a meeting of the Municipal Council of the City of Jersey City N.J.

\_\_\_\_\_  
Rolando R. Lavarro, Jr., President of Council

\_\_\_\_\_  
Robert Byrnes, City Clerk

# Resolution of the City of Jersey City, N.J.

City Clerk File No. Res. 15.498

Agenda No. 10.B

Approved: JUL 01 2015

TITLE:



## RESOLUTION APPOINTING COUNCIL MEMBER JOYCE E. WATTERMAN AS COUNCIL PRESIDENT PRO TEM

**COUNCIL AS A WHOLE,**  
resolution:

offered and moved adoption of the following

**WHEREAS,** the Jersey City Code provides in §3-4(B) that the Council shall elect a Council President Pro Tem; and

**WHEREAS,** the Jersey City Municipal Code provides in §3-4(B) that the term of the office of the Council President Pro Tem shall be co-extensive with the term of the Council President; and

**WHEREAS,** Councilmember Joyce E. Watterman is hereby elected to hold the office of Council President Pro Tem.

**NOW, THEREFORE, BE IT RESOLVED** by the Municipal Council of the City of Jersey City that: **Councilmember Joyce E. Watterman** is hereby elected and appointed as Council President Pro Tem and shall serve for a term co-extensive with the term of the Council President as provided in §3-4(B) of the Jersey City Code.

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Business Administrator

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED 8-0

RECORD OF COUNCIL VOTE ON FINAL PASSAGE 7.1.15											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted at a meeting of the Municipal Council of the City of Jersey City N.J.

Rolando R. Lavarro, Jr., President of Council

Robert Byrne, City Clerk

# Resolution of the City of Jersey City, N.J.

City Clerk File No. Res. 15.499

Agenda No. 10.C

Approved: JUL 01 2015

TITLE:



## RESOLUTION ACCEPTING THE ASSESSMENT ROLL OF THE MCGINLEY SQUARE SPECIAL IMPROVEMENT DISTRICT OF THE CITY OF JERSEY CITY

**COUNCIL**  
Resolution:

offered and moved adoption of the following

**WHEREAS**, on May 29, 2015 the Tax Assessor filed with the City Clerk of Jersey City a certified copy of the properties upon which is being imposed a special assessment for purposes of the McGinley Square Special Improvement District (the Assessment Roll) pursuant to N.J.S.A. 40:56-65 et seq.; and

**WHEREAS**, the owners were duly sent a notice of the public hearing on the Assessment Roll which notice was also advertised in a newspaper of general circulation; and

**WHEREAS**, on July 1, 2015, a public hearing was held by the Municipal Council to consider objections to the Assessment Roll; and

**WHEREAS**, the Municipal Council considered the comments at the public hearing; and

**WHEREAS**, it is necessary for the Municipal Council to accept and approve the Assessment Roll in order to assess the owners within the McGinley Square Special Improvement District for the budget year July 1, 2015 through June 30, 2016; and

**NOW THEREFORE BE IT RESOLVED** by the Municipal Council of the City of Jersey City that:

1. the City of Jersey City hereby accepts and approves the Assessment Roll of properties in the McGinley Square Special Improvement District;
2. the City Clerk be and is hereby authorized to send a certified copy of this Resolution and Assessment Roll to the Hudson County Tax Board.

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Business Administrator

APPROVED AS TO LEGAL FORM

Certification Required ☐

Not Required ☐

APPROVED 8-0

RECORD OF COUNCIL VOTE ON FINAL PASSAGE 7.1.15											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted at a meeting of the Municipal Council of the City of Jersey City N.J.

Rolando R. Lavarro, Jr., President of Council

Robert Byrne, City Clerk

**PUBLIC NOTICE**  
**CITY OF JERSEY CITY**  
**2015-2016 McGinley Square Special Improvement District**

Block	Lot	Owner	Property Location	Bill Amt
15003	17	101 STORMS AVENUE ASSOC. LLC	101 STORMS AVE.	\$380.83
15004	5	124 STORMS AVE. CONDO % QUIL MNGMT.	124-130 STORMS AVE.	\$213.27
13303	18	2 GLENWOOD AVE.,LLC,%N.OSTROW,INC	2 GLENWOOD AVE.	\$928.16
13502	27	256 SUMMIT AVENUE, L.L.C.	256 SUMMIT AVE.	\$1,172.96
15003	27	264 FAIRMOUNT AVENUE, LLC	264 FAIRMOUNT AVE.	\$338.94
15004	21	289 MONTICELLO AVE LLC	289 MONTICELLO AVE.	\$578.87
13502	24	646 MONTGOMERY LLC	646 MONTGOMERY ST.	\$380.83
13502	26	650 MONTGOMERY HOLDING, LLC	650 MONTGOMERY ST.	\$289.43
16502	27	673-675 BERGEN, L.L.C.	673 BERGEN AVE.	\$304.67
16502	26	677 BERGEN AVENUE ASSOCIATES, LLC	677 BERGEN AVE.	\$304.67
15002	7	704 BERGEN AVE.,LLC,%N.OSTROW,INC.	704 BERGEN AVE.	\$380.83
16501	24	711 BERGEN AVE., L.L.C.	711 BERGEN AVE.	\$534.99
16501	23	713-715 BERGEN REALTY %JASCO MGMNT	713 BERGEN AVE.	\$900.75
15003	1	716-18 BERGEN AVE.LLC,%N.OSTROW,INC	716-718 BERGEN AVE	\$1,351.65
15003	2	720-726 BERGEB AVE,LLC %KABR GROUP,	720 BERGEN AVE.	\$410.69
15003	31	720-726 BERGEN AVE,LLC	276 FAIRMOUNT AVE.	\$774.00
16501	20	725 BERGEN AVENUE, LLC %KABR GROUP,	725 BERGEN AVE.	\$421.05
16501	19	725 BERGEN AVENUE,LLC	727 BERGEN AVE.	\$418.00
15004	12	729-735 MONTGOMERY STREET, LLC	733 MONTGOMERY ST.	\$609.33
15004	13	729-735 MONTGOMERY STREET, LLC	729 MONTGOMERY ST.	\$752.83
15004	7	740 BERGEN, LLC	740 BERGEN AVE.	\$1,373.43
15004	8	742 BERGEN, LLC	742-744 BERGEN AVE.	\$652.44
14904	6	755-757 BERGEN AV CORP C/O J JA KIM	755-7 BERGEN AVE.	\$2,621.65
14904	1	769 MONTGOMERY STREET URBAN R., LLC	769 MONTGOMERY ST.	\$434.15
14904	1	769 MONTGOMERY STREET URBAN R., LLC	769 MONTGOMERY ST.	\$434.15
15002	17.01	AFSF ASSOCIATES, LLC	263 FAIRMOUNT AVE.	\$761.67
15002	5.01	AFSF ASSOCIATES, LLC	275 FAIRMOUNT AVE.	\$2,094.58
16501	28	ALAVA, BEATRIZ	703 BERGEN AVE.	\$253.94
15004	18	BAKI, EMAD & HAIDY	297 MONTICELLO AVE.	\$514.89
15004	19	BAKI, EMAD & HAIDY	295 MONTICELLO AVE.	\$581.91
14904	3	BARDACK, ALLAN ROY & RUBY CABATO	761 MONTGOMERY ST.	\$380.83
15002	3	BATES, NICOLA & ZAGARELLA, PATRICIA	692 BERGEN AVE.	\$444.81
16502	28	BERGEN 669, LLC.%GOTHAM WEST DEVELO	669 BERGEN AVE.	\$1,064.66
14904	2	BHA REALTY, LLC	763 MONTGOMERY ST.	\$380.83
16502	19	BINDLER, YOKAV & PROKOP, JANE	691 BERGEN AVE.	\$271.61
14904	10	C.A.U.S.E. INC. %THEODORE B. KING	739 BERGEN AVE.	\$823.21
15103	2	C.H.A.R.A.,LLC	641 MONTGOMERY ST.	\$591.05
15004	14	CALABRESE,M. & COSTA,D.	725 MONTGOMERY ST.	\$1,386.23
15004	20	COLARUSSO, JOHN J.	291 MONTICELLO AVE.	\$609.33
16502	17	CRUZ, RAMON E.	695 BERGEN AVE.	\$274.20
15004	16	CUPO, JOSEPH & ASSUNTA	47 ORCHARD ST.	\$380.83
15003	5	DAEBOK, LLC	732 BERGEN AVE.	\$1,081.56

15102	7	DE CRESCA, ELLIS N.	667-669 MONTGOMERY ST.	\$764.71
15102	6	DE CRESCA, ELLIS N. & GRACE	671 MONTGOMERY ST	\$380.98
15003	3	DIAZ,JUSTO E.,FERMIN,PEDRO,M. & J.	728 BERGEN AVE.	\$351.13
15003	18	EGBUNA, HERBERT	99 STORMS AVE.	\$1,287.06
15101	1	FARMON REALTY, LLC%S. FAROOQI	685-689 MONTGOMERY STREET	\$960.31
16502	18	GHATAS, VICTOR	693 BERGEN AVE.	\$271.61
15003	4	GHATAS, VICTOR & FOTINI	730 BERGEN AVE.	\$380.83
15003	25	HBC PROPERTIES, LLC	260 FAIRMOUNT AVE.	\$380.83
16501	22	HORIZON HEALTH CENTER, INC.	719-721 BERGEN AVE.	\$644.83
15102	28	JC REALTY HOLDING COMPANY, LLC	6 JORDAN AVE.	\$380.83
15101	3	JERSEY ORCHARD REALTY, LLC	52 ORCHARD ST.	\$1,279.60
15003	28	JIMENEZ, GLADYS A.	266 FAIRMOUNT AVE.	\$380.83
13502	25	KAPLAN, J. & B.	648 MONTGOMERY ST.	\$380.83
16501	30	KAYIAROS, PETER	699 BERGEN AVE.	\$253.94
15001	3	KHEYMAN, JOHN & BORIS	672 BERGEN AVE.	\$380.83
14904	7	KIM, CHONG MAN	753 BERGEN AVE.	\$379.31
15004	36	KIM, CHONG MAN	122 STORMS AVE.	\$380.83
14904	4	KIM, HYE JEONG	759 MONTGOMERY ST.	\$380.83
15004	35	KIM, JOHN C.& SEUNG HEE	120 STORMS AVE.	\$402.16
14904	11	KRAUSE, STANLEY	737 BERGEN AVE.	\$320.97
15001	2	LIN, ZHUANGHANG	670 BERGEN AVE.	\$682.30
15004	5	LISBO, RENIE	124-130 STORMS AVE.	\$213.27
15004	5	LISBO, RENIE	124-130 STORMS AVE.	\$213.27
14904	9	LO SCHIAVO, MARIO & FORTUNATA	749 BERGEN AVE.	\$380.83
15004	5	LOPEZ, LUIS E.	124-130 STORMS AVE.	\$213.27
14904	5	MCGINLEY SQUARE VENTURES, LLC	755 MONTGOMERY ST.	\$675.29
15004	26	MELEIKA, EDWARD	104 STORMS AVE.	\$1,096.80
14901	21	MICHELMAN BERGEN CENTER, LLC	759-789 BERGEN AVE.	\$6,849.96
15101	2	MONFARED,IRAJ S.& S.FAROOQI	683 MONTGOMERY ST.	\$563.63
14904	12	NAMKUNG, JIN & JUNE	735 BERGEN AVE.	\$380.83
13502	22	NES REALTY, L.L.C.	642 MONTGOMERY ST.	\$410.08
16501	27	NISNEVICH, ALEXANDER	705 BERGEN AVE.	\$272.22
16501	25	OHNUMA, YOKO & KAMATSU, TAKAICHI	709 BERGEN AVE.	\$269.78
15102	4	PATEL ESTATES INC.	675 MONTGOMERY ST.	\$380.98
15102	5	PATEL ESTATES INC.	673 MONTGOMERY ST.	\$761.97
15102	8	PATEL, SATISH	663 MONTGOMERY ST.	\$389.82
15102	1	PERDOMO, LEIDIS M.	681 MONTGOMERY ST	\$1,340.53
15001	1	RASEM, SAADAH	666 BERGEN AVE.	\$460.20
15102	27	RUSHIN REALTY, LLC	4 JORDAN AVE.	\$380.83
15004	9	S.C.S. REALTY CORP.	746 BERGEN AVE.	\$380.83
15004	10	S.C.S. REALTY CORP.	750 BERGEN AVE.	\$1,547.55
14904	13	SALLOUM, ISSA & SALLOUM, FOUAD	729 BERGEN AVE.	\$874.70
14902	4	SAMSON, GABRIEL R. % THERESA SAMSON	3 TUERS AVE.	\$1,518.76
15004	5	SILKA, CORP.	124-130 STORMS AVE.	\$182.80
15004	5	SMITH, MONIQUE	124-130 STORMS AVE.	\$182.80
14904	8	SO, JOHN K. & KIMBERLY O.	751 BERGEN AVE.	\$382.36
15004	11	SOLIMAN, NAGUIB & DEL LA CRUZ, T.	737 MONTGOMERY ST.	\$304.67
15004	32.01	STORMS, LLC	116 STORMS AVE.	\$1,077.76

15102	2	SUMMIT MANAGEMENT COMPANY, L.L.C.	679 MONTGOMERY ST.	\$380.98
15102	3	SUMMIT MANAGEMENT COMPANY, L.L.C.	677 MONTGOMERY ST.	\$380.98
16501	21	SYVOTA, LLC	723 BERGEN AVE.	\$314.87
16502	27	THE USE GROUP, L.L.C.	673 BERGEN AVE.	\$304.67
15002	1	TLS REALTY, INC.	682-686 BERGEN AVE.	\$2,334.05
15003	20	WEST BERGEN HEIGHTS ASSOCIATES, LLC	250-254 FAIRMOUNT AVENUE	\$2,076.30
15002	2	WHITON STREET ASSOCIATES	690 BERGEN AVE.	\$655.03
15002	19	WHITON STREET ASSOCIATES	241 FAIRMOUNT AVE.	\$3,393.52
16502	22	YE, TAO & LI, BIN	685 BERGEN AVE.	\$271.61
16501	29	YEE, MEI TAI	701 BERGEN AVE.	\$253.94
13502	23	YESHA VIDEO, INC.	644 MONTGOMERY ST.	\$380.83
<b>TOTAL</b>				<b>72336.83</b>

Notice is hereby provided that the Tax Assessor of the City of Jersey City has prepared an Assessment Roll setting forth the amounts to be specifically assessed against the benefitted and assessable properties in the McGinley Square Special Improvement District. The Assessment Roll listing the current owners of all properties being assessed and their valuations are on file with the City Clerk at City Hall, 280 Grove Street, Room 118, Jersey City, New Jersey and are available for public inspection from 9:00 A.M. to 4:00 P.M. The Municipal Council shall meet on **WEDNESDAY, July 1, 2015 at 5:00 P.M.** at City Hall in the Anna Cucci Memorial Council Chambers, 280 Grove Street, Jersey City, New Jersey, to conduct a public hearing to consider any objections to the Assessment Roll on file with the Clerk. At that time the Municipal Council may approve the Assessment Roll as certified or modify the Roll. You have the right to inspect this Assessment Roll and to be heard at the public hearing.

**Robert Byrne, City Clerk**

**Steven M. Fulop, Mayor**

# Resolution of the City of Jersey City, N.J.

City Clerk File No. Res. 15.500

Agenda No. 10.D

Approved: JUL 01 2015

TITLE:



## **RESOLUTION ADOPTING AND RATIFYING THE 2015-2016 BUDGET OF THE MCGINLEY SQUARE SPECIAL IMPROVEMENT DISTRICT OF THE CITY OF JERSEY CITY**

**COUNCIL** offered and moved adoption of the following Resolution:

**WHEREAS**, at its meeting of May 27, 2015 the Municipal Council of the City of Jersey City introduced and approved the McGinley Square Special Improvements District following budget for the period July 1, 2015 through June 30, 2016, a copy which is attached; and

**WHEREAS**, after individual notice to the owners, and notice by advertisement in a newspaper of general circulation, the Municipal Council conducted a public hearing on the budget on July 1, 2015; and

**WHEREAS**, the Municipal Council has determined that at least one week prior to the hearing, a complete copy of the approved budget was advertised; and

**WHEREAS**, all persons having an interest in the budget were given the opportunity to present objections; and

**WHEREAS**, the Municipal Council having considered the comments at the public hearing is of the opinion that it is appropriate and desirable to ratify and adopt the Budget without amendment as advertise; and

**WHEREAS**, pursuant to N.J.S.A. 40:56-80 and N.J.S.A. 40:56-84, the Municipal Council of the City of Jersey City is required to adopt the budget by Resolution after closing the hearing.

**NOW, THEREFORE, BE IT RESOLVED**, by the Municipal Council of the City of Jersey City that:

1. The McGinley Square Special Improvement District Budget is hereby ratified adopted and shall constitute an appropriation for the purposes stated and the sums stated therein in the total amount of \$95,666.51 for the McGinley Square Special Improvement District for the period July 1, 2015 through June 30, 2016, which sum shall be raised by taxation during the period July 1, 2015 through June 30, 2016.

City Clerk File No. Res. 15.500Agenda No. 10.D

TITLE:

2. This special assessment is hereby imposed and shall be collected with the regular tax payment or payment in lieu of taxes on all properties within the SID, except properties which are publicly owned and used for public purposes.

3. Payments received by the City shall be transferred to the District Management Corp. to be expended in accordance with the approved budget.

4. The City Clerk be and is hereby authorized to forward a certified copy of this Resolution to the McGinley Square Special Improvement District, the Hudson County Board of Taxation and the Director of the Division of Local Government Services.

APPROVED: \_\_\_\_\_

APPROVED AS TO LEGAL FORM

APPROVED: \_\_\_\_\_

Business Administrator

Corporation Counsel

Certification Required ☐Not Required ☐

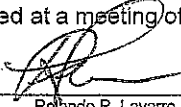
APPROVED 8-0

RECORD OF COUNCIL VOTE ON FINAL PASSAGE 7.1.15											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted at a meeting of the Municipal Council of the City of Jersey City N.J.

  
 Rolando R. Lavarro, Jr., President of Council

  
 Robert Byrne, City Clerk



# 2015-16 PROPOSED MCGINLEY SQUARE PARTNERSHIP BUDGET

	Total Budget	NOTES
<b><u>REVENUES</u></b>		
Cash on Hand	22,000.00	Cash balance projected as of 7/1/15
2015-16 SID taxes	72,336.51	same assessment formula as in past years
Banners/CCEF	<u>1,330.00</u>	20 Banners-\$1280 profit; CCEF-\$50
<b>TOTAL REVENUE</b>	<b>95,666.51</b>	
<b><u>EXPENSES</u></b>		
Rent	1,800.00	\$150 per month to Bardack Realty
Insurance	1,400.00	D&O insurance, \$2 million general liability insurance
Office Supplies	760.00	stamps, paper, etc. (no bottled water)
Audit/Tax Return	5,500.00	Madeline Miller, CPA; same as 2014-15
Telephone	<u>2,000.00</u>	land line, internet, fax
Subtotal	11,460.00	
<b>Management (on-site)</b>	<b>43,113.27</b>	FTM staff; same as 2014-15
<b><u>Marketing</u></b>		
Website	1,350.00	includes creation, monthly webhost & update fees & Facebook page
Holiday Lights-2014	<u>3,500.00</u>	full display of 50 ornaments + electricity
<b>Total Marketing Subtotal</b>	<b>4,850.00</b>	
<b>Sanitation</b>	<b>36,000.00</b>	same as 2014-15 @ \$3000/month
<b>Reserve</b>	<u>243.24</u>	unanticipated or non-budgeted expenses
<b>TOTAL EXPENSES</b>	<b>95,666.51</b>	

A public hearing on the 2015-2016 Budget of the McGinley Square Special Improvement District as introduced **May 27, 2015**, will be held **Wednesday, July 1, 2015 at 5:00 P.M.** at City Hall in the Anna Cucci Memorial Council Chambers, 280 Grove Street, Jersey City, New Jersey. All interested parties will be afforded an opportunity to address the Council regarding same.

**Robert Byrne, City Clerk**